



SEPA ENVIRONMENTAL CHECKLIST

A. Background

1. Name of proposed project, if applicable:

Country Club Estates 521 Water System Treatment Plant and Distribution System Replacement

2. Name of applicant:

Public Utility District No. 1 of Thurston County (Thurston PUD)

3. Address and phone number of applicant and contact person:

Kim Gubbe, Director of Planning and Compliance
1230 Ruddell Rd SE
Lacey, WA 98503
360-357-8783 ext. 125

4. Date checklist prepared:

1/18/2022

5. Agency requesting checklist:

Washington State Department of Health.

6. Proposed timing or schedule (including phasing, if applicable):

Pilot testing and engineering to begin March 2022. Anticipated notice to proceed with construction December 2022. Anticipated completion of construction June 2023.

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

There are no plans to expand the water system or to pursue other construction or updates aside from the current proposal.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

There is no other environmental information that we know about that has been prepared, or will be prepared, directly related to this proposal. Water treatment replacement is planned to be similar in nature to the existing treatment system and located in the same facility, therefore no environmental impacts are anticipated. Distribution system replacement planned with this proposal is like for like, and is located in existing rights of way adjacent to the existing water mains; therefore no or minimal environmental impact is anticipated.

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

The PUD does not know of any pending applications for government approvals for other proposals directly related to this water system.

10. List any government approvals or permits that will be needed for your proposal, if known.

A project design and construction plans must be approved by the Washington State Department of Health. Construction Stormwater Permit approved by Thurston County. No other project specific approvals or permits are anticipated.

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

The existing water treatment system installed at County Club Estates is not functioning adequately, resulting in poor water quality and exceedances of manganese, lead and copper, total chlorine level, and high levels of disinfection byproducts. The treatment system will be replaced, with the existing facility reused. The distribution system is beyond its useful lifespan and experiencing excessive leakage and failures; existing distribution mains and services will be replaced.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

The Country Club Estates 521 water system is located northwest of Olympia at Cooper Point. The wells and water treatment system are located at 3702 Wesley Loop NW, Olympia WA, 98502. Distribution system replacement will be along Wesley Drive NW and Wesley Loop NW.

See Service Area map attached.

B. Environmental Elements

1. Earth

a. General description of the site:

(circle one): Flat, rolling hilly, steep slopes, mountainous, other _____

The terrain within the Country Club Estates 521 water system service area is relatively flat to rolling, with steeper slopes located near Green Cove Creek to the northwest. Service area elevations range from 72 to 152 feet. All distribution piping replacement activities are located in existing right of ways, with elevations ranging from 128 to 150 feet, and slopes less than 10 percent.

b. What is the steepest slope on the site (approximate percent slope)?

Limited areas of the service area contain slopes up to forty percent, however slopes in or near planned replacement activities do not exceed ten percent.

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.

The soils where the Country Club Estates 521 water system wells are located are classified as Alderwood gravelly sandy loam, 0 to 8 percent slopes. Soils in areas planned for distribution pipe replacement are classified as silt loam, fine sandy loam, and gravelly sandy loam. Replacement activities are located in existing rights of way, within or immediately adjacent to the existing roadbed.

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

No surface indications or history of unstable soils in the immediate vicinity of activities have been observed or are known. The Thurston Region Hazards Assessment Map identifies areas of steeper slopes along Green Cove Creek as Landslide Hazard review areas, however these areas are not adjacent to planned activities, and are separated from planned activities by existing residences.

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.

The project involves replacement of approximately 3,000 lineal feet of water line. Anticipated excavation and fill are approximately 700 yards. It is anticipated that excavated material will be suitable for pipe bedding and backfill, therefore no net cut or fill is expected. Surfaces will be restored to their pre-existing state, including pavement patching or roadway shoulder restoration. Minor import of less than 100 yards crushed rock anticipated.

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

No clearing is anticipated associated with this project and all areas and surfaces will be restored to their pre-existing state at completion of the replacement. Construction stormwater best practices will be followed to protect drainage inlets and eliminate any construction related stormwater or erosion.

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

There is no change to impervious surface coverage as a result of this project.

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

No clearing is anticipated associated with this project and all areas and surfaces will be restored to their pre-existing state at completion of the replacement. Construction stormwater best

practices will be followed to protect drainage inlets and eliminate any construction related stormwater or erosion.

2. Air

- a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.**

Minor emissions during construction from operation of trucks and construction equipment. No new emissions result from the completed project.

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.**

None known.

- c. Proposed measures to reduce or control emissions or other impacts to air, if any:**

None.

3. Water

- a. Surface Water:**

- 1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.**

Green Cove Creek is a year-round stream and lies to the northwest of the Country Club Estates 521 water system service area. There is also a minor mapped wetland area in the southwest of the service area. No construction activities will occur within or immediately adjacent to these areas, which are separated from construction areas by existing single-family homes. Thurston County Planning will review the proposed project to ensure appropriate construction stormwater plans are in place.

- 2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.**

Planned water main replacement activities are all located outside of the above waters but will approach to within 200 feet of the above waters. The project is replacement only and will not permanently alter existing conditions. A construction stormwater permit will be obtained through Thurston County Planning.

- 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.**

None.

- 4) **Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.**

No.

- 5) **Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.**

No.

- 6) **Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.**

No.

b. Ground Water:

- 1) **Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.**

Yes. Groundwater will be withdrawn through two approved wells for distribution to customers for domestic use and municipal supply. The water right certificate (G2-00443C) authorizes the withdrawal of up to 20-acre feet per year (afy) and 70 gallons per minute (gpm) combined from the two approved source wells. The source wells are located within the SW ¼ SW ¼ Section 33, Township 19 N., Range 2 W. W.M. The above wells and water system are existing and will not be altered by this project.

- 2) **Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.**

Minor discharge of drinking water treatment filtrate backwash will be discharged into the ground. Treated drinking water production is less than 35,000 gallons per day and is therefore exempt from discharge permits if discharged into the ground.

c. Water runoff (including stormwater):

- 1) **Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.**

The project results in no new impervious surfaces and will not cause runoff.

- 2) **Could waste materials enter ground or surface waters? If so, generally describe.**

No such impacts anticipated.

- 3) **Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.**

No.

- d. **Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:**

None required. A construction stormwater permit will be in place to control any transient impacts during construction.

4. Plants

- a. **Check the types of vegetation found on the site:**

☐ Deciduous tree: Alder, maple, aspen, other

☒ Evergreen tree: Fir, cedar, pine, other

☒ Shrubs

☒ Grass

☒ Pasture

☐ Crop or grain

☐ Wet soil plants: Cattail, buttercup, bullrush, skunk cabbage, other

☐ Water plants: Water lily, eelgrass, milfoil, other

☐ Other types of vegetation

Vegetation consists of native conifers and residential lawns and landscaping. Due to the residential nature of the area little to no area is in its natural state.

- b. **What kind and amount of vegetation will be removed or altered?**

None.

- c. **List threatened and endangered species known to be on or near the site.**

None known.

- d. **Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:**

None.

- e. **List all noxious weeds and invasive species known to be on or near the site.**

No known occurrences of noxious weeds are located on Thurston PUD property.

5. ***Animals***

- a. **List any birds and other animals which have been observed on or near the site or are known to be on or near the site.**

Birds: Hawk, eagle, songbirds,

Mammals: Deer

Fish: salmon, trout

- b. **List any threatened and endangered species known to be on or near the site.**

Washington State Department of Fish and Wildlife identifies the nearby Green Cove Creek as containing Olympic mudminnow, Resident coastal cutthroat, Chum, Coho, and Steelhead.

Washington State Department of Fish and Wildlife also identifies Big brown bat and Little brown bat occurrence in the vicinity. US Fish and Wildlife service identifies Marbled Murrelet, Streaked Horned Lark, Yellow Billed Cuckoo, Bull Trout, and Taylor's Checkerspot as endangered species present in the area.

- c. **Is the site part of a migration route? If so, explain.**

The Country Club Estates 521 water system service area is located within the Pacific Flyway.

Identified migratory birds include Bald Eagle, Black Swift, Evening Grosbeak, Lesser Yellowlegs, Olive Sided Flycatcher, Rufous Hummingbird, Short-billed Dowitcher.

- d. **Proposed measures to preserve or enhance wildlife, if any:**

None. The project occurs within existing structures or existing established rights of way and does not alter or impact wildlife habitat.

- e. **List any invasive animal species known to be on or near the site.**

None identified.

6. ***Energy and Natural Resources***

- a. **What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.**

Electric energy used to power pumps, treatment, and all other electronic equipment and assets within pumphouse. The project replaces components but does not materially alter energy consumption.

- b. **Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.**

No.

c. **What kinds of energy conservation features are included in the plans of this proposal?**

List other proposed measures to reduce or control energy impacts, if any:

None specifically included. However, the replacement of the distribution system piping will significantly reduce water loss, conserving groundwater and the energy required to pump and treat drinking water.

7. Environmental Health

a. **Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.**

No. The existing water treatment system employs limited use of sodium hypochlorite as a water treatment additive; continued use of similar quantities of sodium hypochlorite per PUD safety and operational requirements is anticipated.

1) Describe any known or possible contamination at the site from present or past uses.

No known contamination is present, and no sources of potential contaminants are identified by the Washington State Health Department Source Water Assessment Program mapping application.

2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.

None identified.

3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.

The existing water treatment system employs limited use of sodium hypochlorite as a water treatment additive; continued use of similar quantities of sodium hypochlorite per PUD safety and operational requirements is anticipated.

4) Describe special emergency services that might be required.

None identified.

5) Proposed measures to reduce or control environmental health hazards, if any:

PUD procedures for use and storage of sodium hypochlorite.

b. Noise

1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?

None identified.

- 2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.**

Minor construction noise during replacement phase (likely limited to less than 30 days) associated with trucks and limited excavation equipment such as small excavators. No noise is associated with the completed project.

- 3) Proposed measures to reduce or control noise impacts, if any:**

Construction work to be generally limited to Monday through Friday between 7 am and 7 pm.

8. Land and Shoreline Use

- a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.**

The Country Club Estates 521 water system service area consists of existing single-family housing. The proposal will not alter land use.

- b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or non-forest use?**

No.

- 1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how:**

No.

- c. Describe any structures on the site.**

Structures include those needed to serve the water system including the pumphouse and reservoir.

- d. Will any structures be demolished? If so, what?**

No.

- e. What is the current zoning classification of the site?**

The current Country Club Estates 521 water system well site and service area is zoned RL 1/1.

- f. What is the current comprehensive plan designation of the site?**

The Country Club Estates 521 water system service area is outside of incorporated and urban growth areas and is designated a rural LAMIRD with a density of 1 unit per acre. The water system service is consistent with the comprehensive plan area designation.

g. If applicable, what is the current shoreline master program designation of the site?

None.

h. Has any part of the site been classified as a critical area by the city or county? If so, specify.

The current well site does not contain any critical areas designated by Thurston County. The water system service area does contain limited areas of wetlands, wetlands review area, landslide hazard, and surface water (creek) area. The entire service area is designated a level 2 critical aquifer recharge area and is located in the Green Cove Creek Basin.

i. Approximately how many people would reside or work in the completed project?

None.

j. Approximately how many people would the completed project displace?

None.

k. Proposed measures to avoid or reduce displacement impacts, if any:

None.

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

The project is a replacement project only and does not alter land use or level of service.

m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:

None.

9. Housing

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

None.

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

None.

c. Proposed measures to reduce or control housing impacts, if any:

None.

10. Aesthetics

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?**

No new structures are being proposed for permitting.

- b. What views in the immediate vicinity would be altered or obstructed?**

None.

- c. Proposed measures to reduce or control aesthetic impacts, if any:**

None.

11. Light and Glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?**

No impacts anticipated.

- b. Could light or glare from the finished project be a safety hazard or interfere with views?**

No.

- c. What existing off-site sources of light or glare may affect your proposal?**

None identified.

- d. Proposed measures to reduce or control light and glare impacts, if any:**

None.

12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity?**

None identified.

- b. Would the proposed project displace any existing recreational uses? If so, describe.**

No.

- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:**

None.

13. Historic and cultural preservation

- a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers? If so, specifically describe.**

None identified.

- b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.**

None known. An archeological study will be performed for the subject area. The general area is mapped in WISAARD as "Survey Highly Advised", however all construction activities are located in existing heavily disturbed areas (existing rights of way).

- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.**

An archeological study will be performed for the subject area. The general area is mapped in WISAARD as "Survey Highly Advised", however all construction activities are located in existing heavily disturbed areas (existing rights of way).

- d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.**

Pending an archeological study, an inadvertent discovery plan will be employed, with other further measures as necessary based on study findings. In the event that archaeological materials are encountered during the development of the property, an archaeologist should immediately be notified and work halted in the vicinity of the find until the materials can be inspected and assessed. At that time, the appropriate persons are to be notified of the exact nature and extent of the resource so that measures can be taken to secure them. In the event of inadvertently discovered human remains or indeterminate bones, pursuant to RCW 68.50.645, all work must stop immediately and law enforcement should be contacted. Any remains should be covered and secured against further disturbance, and communication established with local police, the DAHP, and any concerned tribal agencies.

14. Transportation

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.**

The Country Club Estates Water System service area is bounded to the south by 36th Ave NW, which serves as the sole access point to the area. The service area entirely encompasses Wesley Drive NW and Wesley Loop NW, which provide internal access. Other than transient construction impacts, the proposal does not alter access.

- b. **Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?**
No. Approximately 0.8 mile to the Kaiser Rd and Cooper Point Rd bus stop.
- c. **How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?**
None
- d. **Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).**
No.
- e. **Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.**
No.
- f. **How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and non-passenger vehicles). What data or transportation models were used to make these estimates?**
None.
- g. **Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.**
No.
- h. **Proposed measures to reduce or control transportation impacts, if any:**
None.

15. Public Services

- a. **Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.**
No.
- b. **Proposed measures to reduce or control direct impacts on public services, if any.**
None.

16. *Utilities*

a. **Circle utilities currently available at the site:**

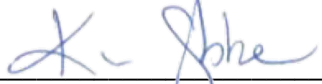
Power (electric); water, phone, cable tv/internet, natural gas.

b. **Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.**

Thurston PUD is a water utility. The project involves replacement of water mains and treatment facilities. Thurston PUD will employ utility location service and coordination with other utilities present as necessary during water main replacement.

C. *Signature*

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature:  _____

Name of signee: Kim Gubbe

Position and Agency/Organization: Director of Planning and Compliance – Thurston PUD

Date Submitted: 3/10/2022

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GENERAL NOTES:

- ALL ITEMS SHOWN HEREON ARE BASED ON GRAPHICAL INFORMATION ONLY. THERE WAS NO SURVEY COMPLETED FOR THIS, THEREFORE NOTHING HAS BEEN LOCATED. EXISTING UTILITIES SHOWN ARE BASED ON INFORMATION FROM RECORD DRAWINGS, BUT FIELD CONDITIONS AND MATERIALS MAY VARY.
- CONTRACTOR TO VERIFY AND LOCATE ALL EXISTING WATERLINES, METERS, AIR RELEASE VALVES, ETC. ALONG WITH ANY ADDITIONAL UTILITIES IN THE AREA THAT MAY BE IN CONFLICT PRIOR TO CONSTRUCTION.
- CONTRACTOR TO PROTECT ALL EXISTING UTILITIES IN PLACE.
- CONTRACTOR TO USE CAUTION WHILE WORKING AROUND OR NEAR EXISTING UTILITIES IN THE AREA.
- CONTRACTOR TO MAINTAIN A MINIMUM OF 12" UNDISTURBED EARTH BETWEEN PROJECT TRENCH AND TRENCH OF PARALLEL UTILITIES.

OVERALL PLAN
SCALE: 1"=50'



INTERIM SUBMITTAL

NO.	DATE	BY	REVISION

NOTICE

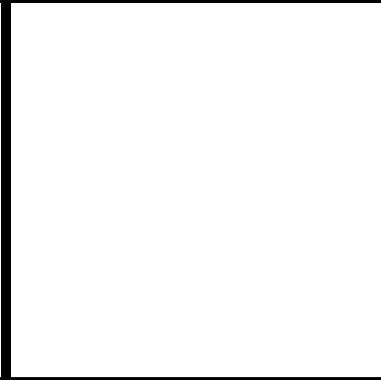
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IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO SCALE

DSN
DESIGNED
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Thurston PUD

THURSTON COUNTY, WASHINGTON

COUNTY CLUB ESTATES

PROJECT NO.: 21-3314				SCALE: AS SHOWN				DATE: MARCH 2022			
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SHEET

C100

2 of 5